

Staff Summary Report

Development Review Commission Date: 11/27/07

Agenda Item Number: _____

SUBJECT: Hold a public hearing for a Zoning Map Amendment, Planned Area Development Overlay and Development Plan Review for **CAMPUS SUITES ON THE RAIL** located at 1900 E Apache Boulevard.

DOCUMENT NAME: DRCr_CampusSuites_112707

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **CAMPUS SUITES ON THE RAIL (PL070312)** (Gordon Phillips, Campus Suites on the Rail LLC, owner / Paul Gilbert, Beus Gilbert, PLLC, applicant) for a Zoning Map Amendment from CSS and R-4 in the Transportation Overlay District (TOD) to MU-4 TOD with a PAD, and a Development Plan Review for a 619,756 s.f. new student housing development on +/- 6.8 net acres located at 1900 E. Apache Boulevard, in the CSS Commercial Shopping and Services and R-4 Multi-Family districts in the Transportation Overlay District Station and Corridor Areas, including the following:

ZON07011 – (Ordinance No. 2007.77) Zoning Map amendment from CSS Commercial Shopping and Services and R-4 Multi-Family in the TOD to MU-4 TOD Mixed-Use High Density with a Planned Area Development (PAD).

PAD07026 – Planned Area Development to define the development standards: building height of 70 feet; building setbacks of 0' front, 10' side, 10' rear; 14% landscape area and 45% building lot coverage; 41 du/ac and 1084 parking spaces.

DPR07208 – Development Plan Review for a site plan, building elevations and landscape plan

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)

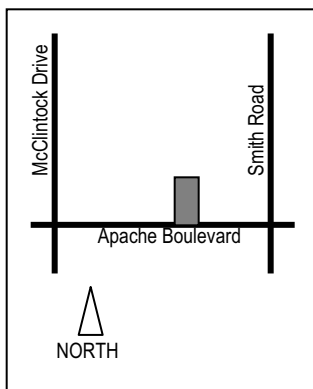
LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A



RECOMMENDATION: Staff – Approval, subject to conditions (1-31)

ADDITIONAL INFO:



Gross/Net site area	6.824 acres
Building area	143,440 s.f.
Lot Coverage	44.87% (75% max. allowed in CSS, NS in MU-4)
Building Height	70 ft (35 ft max. allowed in CSS, NS in MU-4)
Building setbacks	0' front, 10' side, 10' rear (0', 0', 10' min. in CSS, NS in MU-4)
Landscaped area	14% (25% minimum required)
Vehicle Parking	1084 spaces (964 are garage spaces, 20 are podium) (911 min. required, 1139 surface max. allowed)
Bicycle Parking	240 spaces + in residential units (357 minimum required)

A presentation was made at the Apache Boulevard Planning Area Committee (APAC) on September 10th, the project received unanimous support. A presentation was made at the Tempe Apache Boulevard Association (TABA) on September 19th, the project received unanimous support. A neighborhood meeting was held on September 20th, and a follow up meeting on October 10, 2007.

- PAGES:**
1. List of Attachments
 - 2-6. Comments / Reasons for Approval
 - 7-10. Conditions of Approval
 - 11-13. Code Requirements
 14. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Ordinance No. 2007.77
 - 2-4. Legal Description
 - 5-6. Waiver of Rights and Remedies Form
 7. Location Map
 8. Aerial Photo
 - 9-13. Letter of Explanation
 - 14-15. Neighborhood Meeting Summary
 16. Site plan
 17. Floor plan for Building Type I – Ground Floor
 18. Floor plan for Building Type I – Levels 2-5 typical
 19. Floor plan for Building Type II – Ground Floor
 20. Floor plan for Building Type II – 2nd Floor
 21. Floor plan for Building Type II – Levels 3-5 typical
 22. Floor plans of individual residential units
 23. Floor plans of Clubhouse Building
 24. Building Elevations Building Type I
 25. Building Elevations Building Type II
 26. Elevations of Parking Structure
 27. Building Sections
 - 28-30. Landscape Plan & Detail Landscape Plan
 31. Grading & Drainage
 32. Public Input Received to date

COMMENTS:

- This site is located along the light rail line, on the north side of Apache Boulevard, between McClintock Drive to the west and Smith Road to the east.
- The current land use is residential, with an approximate density of up to 15 dwelling units per acre (du/ac).
- The General Plan projected land use is Mixed-Use with a density of greater than 25 du/ac.
- The current zoning for this site is CSS along Apache Boulevard and R-4 along the northern part of the site.
- The proposed zoning for this site is MU-4 with a density of 41 and a PAD Overlay.
- The site is located within the Apache Boulevard Redevelopment Area.
- The three properties are located within the Transportation Overlay District (TOD): one parcel is located within the Smith Station Area; the other parcels are located within the Corridor.
- Existing uses on the site are a Recreational Vehicle Trailer Park for seasonal residents (now vacant), a Motel/Apartment for weekly and monthly tenants (now vacant), and a Trailer Park with owner occupied and rented trailers. There were a total of 175 residences on the three properties prior to new ownership. At the time of this report, 18 families remained in the middle trailer park, behind the Tradewinds Motel.

The applicant is requesting an approval for a Zoning Map Amendment, Planned Area Development Overlay, and a Development Plan Review, for a project consisting of three five-story mixed-use buildings (70' tall) one three-story recreational/office building and one four-story parking garage (44' 3" tall) with proposed uses that include 299 student housing units and 14,000 square feet of commercial office, restaurant and retail uses along Apache Boulevard. The site has a 143,440 s.f. building footprint and a total of 619,756 s.f. of building area on 6.824 net acres.

The Development Review Commission has authority to take action on the Development Plan Review, and provide recommendations on the Zoning Map Amendment and Planned Area Development Overlay. For further processing, the applicant will need a minimum of two hearings at the City Council, and approvals for a Subdivision Plat, to combine the individual lots into one lot. This proposal is consistent with the General Plan 2030 Projected Land Use and Residential Density maps, and helps implement many of the goals and objectives of the General Plan. Staff recommends approval of the request for the Zoning Map Amendment, Planned Area Development and Development Plan Review.

PUBLIC INPUT

- Neighborhood meeting is required, all notification requirements were met.
- Neighborhood meetings held:
 - September 10, 2007 at 5:00 p.m. at the Apache Boulevard Planning Area Committee (APAC) the applicant received unanimous support for the proposed development. Staff attended.
 - September 19, 2007 at the Tempe Apache Boulevard Association (TABA) the applicant received unanimous support for the project. Staff did not attend this meeting.
 - September 20, 2007 at 6:00 pm the applicant held a neighborhood meeting at the Escalante Center. Approximately 30 people and staff attended this meeting.
 - October 10, 2007 at 7:00 pm at the Escalante Center a follow up meeting specifically with tenants of the properties being redeveloped. Staff and social service agencies attended.
 - November 8, 2007 from 2:00-5:00 pm on site the developer met with tenants to discuss relocation needs. Staff and social service agencies attended.
 - November 9, 2007 from 2:00-5:00 pm on site the developer met with tenants to discuss relocation needs. Staff and social service agencies attended.
- See Attachment 7 for a summary of meetings provided by the applicant.

PROJECT ANALYSIS

GENERAL PLAN

This request is in conformance with the General Plan 2030 Land Use and Density maps, and facilitates

implementation of many of the goals and objectives of the elements of the Plan.

ZONING

The project consists of three parcels of land zoned CSS Commercial Shopping and Service and R-4 Multi-Family, within the Transportation Overlay District (TOD). One of the properties falls within the TOD Station Area and the other two are within the TOD Corridor. If the properties are rezoned and a subdivision plat completed to make one parcel, the entire site would be within the TOD Station Area. For comparison of the different development standards, the chart on Page 3 of this report identifies the base zoning districts to the current and proposed zoning districts.

ZONING COMPARISON

	Land Use Category	Zoning District	Zoning Name	Density (DU/AC)	Building Height	Bldg Ht. Step-Back Required	Max. Lot Coverage (% of net)	Min. Landscape Area (% of net)	Front Parking setback	Front Building setback	Street Side parking setback	Side building setback	Side common wall setback	Rear Building setback
Change From	Commercial (Work)	CSS	Commercial Shopping and Service	20	35 feet	No	50%	15%	20 feet	0 feet	20 feet	10 Feet	0 feet	10 feet
	Residential (Live)	R-4	Multi-Family	25	40 feet	yes	60%	25%	20 feet	0 feet	20 feet	0 feet	0 feet	30 feet
Compare To	Commercial (Work)	CSS TOD SA	Commercial Shopping and Service TOD Station Area	25	45 feet	yes	75%	25%	20 feet	0-6 feet max.	20 feet	0 feet	0 feet	10 feet
	Residential (Live)	R-4 TOD SA	Multi-Family TOD Station Area	25	40 feet	yes	60%	25%	20 feet	0 feet	20 feet	0 feet	0 feet	30 feet
Change To	Mixed-Use (Live/Work)	MU-4 PAD* TOD SA	Mixed Use High Density PAD* TOD Station Area	41	70 feet	yes	44.87%	14%	20 feet	0 feet	20 feet	0 feet	0 feet	16 feet
*All mixed use categories require a Planned Area Development (PAD) where the standards are defined as part of the entitlement process.														

Section 6-304 C.2. Approval criteria for Zoning amendment:

1. The proposed zoning amendment is in the public interest. This project has received unanimous support from APAC and TABA, representing residents and businesses within the area. The project implements the Apache Boulevard Redevelopment Plan, conforms to the TOD and increases student housing within a short distance from ASU. The provision of parking on site will minimize impacts to surrounding neighborhoods. The amenities and security provided will improve the surrounding area.
2. The proposed zoning amendment conforms with and facilitates implementation of the General Plan; it conforms to the Land Use and Density maps, helps meet goals for transit oriented mixed-use development, initiates redevelopment and revitalization within the area, and provides safe, accessible student housing.

PLANNED AREA DEVELOPMENT

The requested Planned Area Development (PAD) would increase the density from the current 25 du/ac in CSS TOD Station Area, to 41, a 64% increase in density. The building height would increase from 45 feet to 70 feet (for the residences) and 44.5 feet (for the parking structure), a 35% increase in building height. Lot coverage would be reduced from 75% to 44.8%, a 30% reduction. The lot coverage proposed is less than what is allowed in the base code or TOD, but did not result in a greater landscape area. The minimum landscape area for CSS outside the TOD is 15%, inside the TOD is 25%: the applicant is proposing 14% landscaped area, which is 11% less than required for CSS. There are an additional 10% area of recreational amenities provided such as a pool, roof-top deck, indoor exercise rooms, lounge and game room. The landscape area is 54,325 s.f. (excluding right-of-way) and the open space and recreational amenities are 31,878 s.f. The setbacks are comparable to what is allowed in the existing districts with a rear yard setback of 16 feet to accommodate a water and sewer easement. The rear setback is 10 feet, the same as the CSS requirement, but smaller than the 30 foot R-4 setback. The building height of the parking structure is 44.5 feet, set 24 feet from the rear property line. There is no requirement to provide the building height step-back between Mixed-Use and Multi-Family uses within the TOD. However, if the rear setback were 0 feet, the 14.5 feet of parking structure height above 30 feet, located 16 feet from the property line, would meet the step-back intent by the design.

The Planned Area Development (PAD) Overlay is required for all Mixed-Use zoning districts. The purpose of the PAD is to accommodate, encourage and promote innovatively designed developments which form an attractive and harmonious unit of the community, in this case functioning as an individual community. The General Plan 2030 Land Use Map designates this site as Mixed-Use with a density designation of greater

than 25 dwelling units per acre. The proposed land uses are allowed by the Zoning and Development Code, bringing student housing and supportive retail uses together on one site, sharing retention, guest parking, refuse and building structure; the proposed development meets the intent of mixed-use development and takes full advantage of the location along the light rail. A zoning map amendment would designate all three parcels MU-4 TOD Station Area, a subsequent (required) Subdivision Plat would combine these lots into one new parcel. Redeveloping the site through the Planned Area Development process will implement many goals and objectives of the General Plan.

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed land uses, residential, retail, restaurant and office are allowable in Part 3.
2. The development standards listed above, as established as part of the PAD Overlay District, as well as the standards allowed by use permit in Part 4 will be conformed to for development of this site.
3. The proposed PAD is in conformance with requirements of the Transportation Overlay District provisions in Part 5.
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed site plan locates the buildings to provide a street wall with visual interest; niches within the first floor allow places for seating and a shade canopy and street trees shade the majority of the sidewalk. The building orientation and design as well as the landscape, maximize shade on the site. The primary building on Apache screens the surface and structured parking. Visitor and employee parking is provided as surface parking close to the retail uses, and as podium parking underneath residences on the east side of the site. The site takes into account pleasant and convenient access to multi-modal transportation options, and supports transit patronage. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding uses; the garage has catwalk bridges connecting to the residences. The plan has safe and orderly circulation that separates pedestrian and bicycles from vehicular traffic: the majority of vehicles will park in the structure, providing a greater pedestrian environment surrounding the residences; with proximity to light rail, it is anticipated that vehicle traffic will be minimal for daily trips to the University. On site amenities include an outdoor pool and spa, a volleyball court, rooftop deck and lounge, two exercise rooms, a game room a business center and lounge. The 14,000 square feet of street-front retail uses may include up to 2,300 square feet of restaurant space, along with support uses such as a copy shop.

Building Elevations

The proposed building elevations were inspired by the architecture of the light rail stations along Apache Boulevard. The primary materials are painted stucco, metal and concrete, with accents of stone and glass block. The structures are constructed of concrete masonry. Buildings have a clear base and top, as identified by ground floor elements, roof forms, and detailing. The buildings are broken up into smaller vertical and horizontal elements, with a base of darker colors and horizontal banding. The elevation facing Apache Boulevard has 2 levels of granite stone facing, which wraps around the west end of the retail portion of the building. Retail windows are a tinted green glass, and glass block is incorporated to add light and architectural interest. A combination of light and dark tan is used for the painted stucco, in articulated portions of the building, adding depth and dimension to the façade. The roofline of the building has variation created with raised and lowered parapet walls screening mechanical equipment, and curved perforated metal shade forms, that reflect the light sail-like quality of the light rail station area platform canopies. A decorative sail motif screens the pedestrian bridges connecting portions of the southern-most building facing Apache Boulevard. The project uses quality materials that are compatible with the surroundings. Buildings and landscape elements have proper scale with the site and surroundings. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility. Special treatment of

windows, doorways and walkways including the proportionality, scale, materials and rhythm contributes to attractive public spaces. See Condition of Approval #19 for list of Materials and Colors specified.

Landscape

The proposed landscape plan uses a diverse variety of plant materials, combining low water use plants of high shade, color and texture value. Shade and screening is accomplished by a combination of densely foliated trees and green screens. Mesquite trees are planted on the south side of the sidewalk along Apache Boulevard, providing significant shade to pedestrians. The western perimeter, and the landscape islands on the eastern side use Sissoo trees for screening and shade. The northern perimeter uses Sour Orange to provide screening of the garage to the property north of the site, and screening of this northern property to the residents within the development. A 16' sewer easement along the northern side of the property prohibits trees or significant vegetation from being planted. This has been resolved by moving the sewer easement 8' south of the property line, against the garage and within the northern drive, to allow trees to be planted closer to the property line behind the garage. The green screens are located on the west and northern elevations of the garage, and use a combination of yellow and red flowering vines. The green screen is broken up with vertical gaps to provide depth and visually break up the massing of the structure. Staff is conditioning the landscape to incorporate a vine into the south and east elevations, where no green screen is provided. These elevations, although largely visible only to residents internal to the project, are imposing on the site, both visually and in the amount of concrete absorbing and reflecting heat. The use of vertical vines grown on the walls would soften the visual impact of the structure and potentially provide a cooling affect to these sun-exposed surfaces. See Condition of Approval #26 for list of plants and sizes specified and #27 regarding the addition of vines on the garage.

Section 6-306 D Approval criteria for Development Plan Review

1. The placement of building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention.
2. Shade for energy conservation and comfort as an integral part of the design
3. Materials shall be of superior quality and compatible with the surroundings
4. Buildings and landscape elements have proper scale with the site and surroundings
5. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk
6. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
7. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility
8. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributing to and attractive public space.
9. On-site utilities are placed underground.
10. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks.
11. Lighting will be compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
12. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA).
13. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
14. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
15. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
16. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

CONCLUSION

The request complies with General Plan 2030 projected land use and residential density for this site. The Planned Area Development (PAD) Overlay implements the General Plan, by providing a mixed-use development of both commercial and residential living space, promoting the concept of live, work and recreate in one place. The proposed development achieves goals for in-fill development and options to Tempe's existing housing stock. The integration of live, work, recreation, opportunities along with commercial services will provide an asset to the longevity and success of Tempe's surrounding neighborhoods. Approval of this PAD request, will allow this property to be developed. Approval of this proposal also approves a development plan which includes site plan, building elevations, and landscape plan.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project meets the development standards required under the Zoning and Development Code and the Transportation Overlay District.
3. The project implements the Apache Boulevard Redevelopment Plan.
4. The PAD overlay process was specifically created to allow for greater flexibility through establishment of project specific standards.

CONDITIONS OF APPROVAL/ ZON07011 AND PAD07026

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. A building permit shall be obtained and substantial construction commenced on or before **January 10, 2010** or the property shall revert to a previous zoning designation—subject to a formal public hearing.
2. Prior to the effective date of this ordinance, the property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, or the zoning approval shall be null and void.
3. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit. The limitations of this encroachment include;
 - a. a maximum projection of eight (8) feet for any upper level balconies or decorative architectural features of the building,
 - b. a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure, and
 - c. any other requirements described by the encroachment permit or the building code.
4. The Planned Area Development for **Campus Suites on the Rail** shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
5. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
6. The Subdivision Plat for **Campus Suites on the Rail** shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before **January 10, 2009**. Failure to record the plan within one year of City Council approval shall make the plan null and void.
7. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.

CONDITIONS OF APPROVAL / DPR07208

General

8. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **November 27, 2008** or Development Plan approval will expire.

Site Plan

9. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
10. Provide an 8' perimeter wall on the west, east and north sides of the property.
11. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.

12. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
13. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
14. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
15. Shade canopies for parking areas:
 - a. Provide fascia that is at least as deep as the canopy structure.
 - b. Provide canopy clearance to allow disabled van parking on demand.
 - c. Design to be attractive when viewed from above. 75% light reflectance value shall also apply to the top of the canopy.
 - d. Relate canopy in color and architectural detailing to the buildings.
 - e. Detail canopy lighting as an integral part of the canopy.
 - f. Conceal lighting conduit to greatest extent possible in the folds of the canopy structure and finish conduit to match surroundings.

Floor Plans

16. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
17. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side
18. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated.
 - c. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

Building Elevations

19. The materials and colors presented are approved as presented:
 - Primary building – Dunn Edwards Light Tan DE6065 LRV68
 - First floor accent material on south elevation – Argentine Mahogany, Granite stone tile facing
 - Accent color – Dunn Edwards Dark Tan DE6067 LRV39
 - Perforated metal shade canopies – Dunn Edwards Gray DE6381 LRV 44
 - Metal guard rails – Dunn Edwards Green DE5717 LRV 41
 - Window mullions – Aluminum finish

Glass block - Clear

Window panes – Clear on residences, green glass on retail

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.

20. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
21. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
22. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the building elevation design to enhance the architecture by these elements.
23. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
24. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

Lighting

25. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

26. The following plants are approved as proposed and specified:

Dalbergia sissoo	Sissoo	24" box
Citrus aurantium	Sour Orange	24" box
Prosopis velutina	Velvet Mesquite	24" box
Washingtonia robusta	Mexican Fan Palm	12' min. ht.
Antigonon leptopus	Queens Wreath	5 gal.
Caesalpinia mexicana	Mexican Bird of Paradise	5 gal
Caesalpinia pulcherrima	Red Bird of Paradise	5 gal
Callistemon 'Little John'	Boxwood Beauty	5 gal
Carissa grandiflora	Natal Plum	5 gal
Justica sispigera	Mexican Honeysuckle	5 gal
Leucophyllum candidum 'Thundercloud'	Purple Sliverleaf Sage	5 gal
Leucophyllum langmaniae 'Lynn's Legacy'	Cinnamon Sage	5 gal
Macfadyena unguis-cati	Cat's Claw Vine	5 gal
Ruellia tweediana	Garden Ruellia	5 gal
Tecoma stans	Arizona Yellow Bells	5 gal
Tecoma 'Orange Jubilee'	Orange Bells	5 gal
Agave Americana 'Variegated'	Century Plant	5 gal
Agave vilmoriana	Octopus Agave	5 gal
Agave geminiflora	Twin-flowered Agave	5 gal
Hesperaloe parviflora	Red Yucca	5 gal
Hesperaloe parviflora hybrid yellow	Yellow Yucca	5 gal
Muhlenbergia rigens	Deer Grass	5 gal
Nolina microcarpa	Bear Grass	5 gal
Phoenix roebelenii	Pygmy Date Palm	5 gal
Malephora crocea	Copper Ice Plant	1 gal
Dalea capitata 'Sierra Gold'	Golden Dalea	1 gal

Hymenoxys acaulis	Angelita Daisy	1 gal
Lantana montevidensis	Trailing Purple Lantana	1 gal
Lantana 'New Gold'	New Gold Mounding Lantana	1 gal
Cynodon dactylon 'Princess 77'	Hybrid Bermuda Grass	sod
Granite	Arizona Gold Gravel	½" minus at 2" min. depth
	Surface Select Boulders	2' x 3' and 3' x 4'

Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify plants.

27. Add 5 gallon Ficus pumila: Creeping Fig or other staff approved vine to the east and south face of the parking garage.

28. Irrigation notes:

- a. Provide dedicated landscape water meter.
- b. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
- c. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
- d. Locate valve controller in a vandal resistant housing.
- e. Hardwire power source to controller (a receptacle connection is not allowed).
- f. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
- g. Design irrigation so existing plants on street frontage are irrigated during and as part of the reconfigured system at the conclusion of this construction.

29. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

30. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

31. Provide address sign(s) on the building elevation facing the street to which the property is identified.

- a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Adjust locations on building so sign is unobstructed by trees, vines, etc.
 - 6) Do not affix number or letter to elevation that might be mistaken for the address.
- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE / ORDINANCE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **July 18, August 15, October 10, 2007**. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- **COMMUNICATIONS:** If this building is taller than 50'-0", Staff recommends (does not require) a parapet system that would allow a cellular provider to incorporate and/or conceal antenna within the architecture of building, such that future installations may be accomplished with little modification.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.

- The Owner is required to prepare a security plan for the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
- In conjunction with the security plan, Crime Free Multi-Housing status for this property may be required.
- If required prior to Certificate of Occupancy, owner shall have management contact the Crime Prevention Unit of the Police Department (480-858-6330) to be included in the "Operation Notification" crime prevention program.
- A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.
- Provide emergency radio amplification for the office building and parking garage, as required. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link (http://www.tempe.gov/itd/Signal_booster.htm) and if needed contact ITD / Communications (Dave Heck 480-350-8777) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.
- FIRE: (Jim Walker 480-350-8341)
 - Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING AND LAND SERVICES:
 - Underground all overhead utilities. Underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE: (Ron Lopinski 480-350-8132)
 - Container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic (Shelly Seyler 480-350-8219)

- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- **PARKING SPACES:**
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- **LIGHTING:**
 - Provide photometric plan at the time of Planning Plan Check Review for building permits.
 - Follow requirements of ZDC Part 4 chapter 8 and follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
 - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:** Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us. Follow the link to "form", to "native plants", and to "notice intent to clear land".
- **SIGNS:** Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

- | | |
|---------------------|---|
| May 1959 | Building permits for repair of building for Denny's Tavern, operating as The Happy Hour at 1890 E. Apache Boulevard |
| September 1959 | Building permits issued for Trade Winds Motel, located at 1900 E. Apache Boulevard |
| November 1959 | Building permits issued for Richard Lynch of Michigan Trailer Court, for the installation of utilities for trailer spaces and repair and additions to duplexes at 1912 E. Apache Boulevard. |
| November 1961-1964 | Building permits issued for installation of utilities for trailer spaces at 1900 E Apache Boulevard |
| September 1963-1965 | Building permits issued for Cliff Carroll, operating as Carrolls Trailer Park, for installation of utilities for trailer spaces at 1890 E. Apache Boulevard |
| May 6, 1981 | Design Review Board approved the building elevations, site and landscape plan for a Motel and Apartment Complex. |

No additional history is available on the entitlement of these properties.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment
Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review

ORDINANCE NO. 2007.77

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTIONS 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Sections 2-106 and 2-107, by removing the below described property from the CSS, Commercial Shopping and Service and R-4 Multi-Family districts within the Transportation Overlay District and designating it as MU-4 Mixed-Use High Density within the Transportation Overlay District Station Area with a Planned Area Development on 6.8 acres.

LEGAL DESCRIPTION

See Attached

TOTAL AREA IS 6.8 GROSS ACRES

Section 2. Further, those conditions of approval imposed by the City Council, **Case #PL070312** are hereby expressly incorporated in ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2008.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A-1"

LEGAL DESCRIPTION
FOR
PARCEL 30.6205
APN 132-67-053A & 132-67-053B

A portion of land located in the Northwest Quarter (NW ¼) of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base Meridian, Maricopa County, Arizona. More particularly described as follows:

Commencing at the intersection of Apache Boulevard and Smith Road, said point also being the Center of said Section 24;

Thence, South 89°56'54" West, along the centerline of Apache Boulevard and the East-West midsection line of said Section 24, a distance of 1,137.79 feet;

Thence, North 00°09'29" East, a distance of 50.00 feet to the Point of Beginning;

Thence, South 89°56'54" West, a distance of 177.76 feet;

Thence, North 00°11'13" East, a distance of 9.28 feet;

Thence, North 89°55'40" East, a distance of 177.76 feet;

Thence, South 00°09'29" West, a distance of 9.34 feet to the Point of Beginning.

This tract contains 1,655 Square Feet or 0.038 Acres, more or less.



EXHIBIT "A-1"

**LEGAL DESCRIPTION
FOR
PARCEL 30.6206
APN 132-67-061**

A portion of land located in the Northwest Quarter (NW ¼) of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base Meridian, Maricopa County, Arizona. More particularly described as follows:

Commencing at the intersection of Apache Boulevard and Smith Road, said point also being the Center of said Section 24;

- Thence, South 89°56'54" West, along the centerline of Apache Boulevard and the East-West midsection line of said Section 24, a distance of 977.79 feet;
- Thence, North 00°09'29" East, a distance of 50.00 feet to the Point of Beginning;
- Thence, South 89°56'54" West, a distance of 160.00 feet;
- Thence, North 00°09'29" East, a distance of 9.34 feet;
- Thence, North 89°55'40" East, a distance of 53.08 feet;
- Thence, South 87°12'35" East, a distance of 107.04 feet;
- Thence, South 00°09'29" West, a distance of 4.05 feet to the Point of Beginning.

This tract contains 1,213 Square Feet or 0.028 Acres, more or less.



EXHIBIT "A-1"

**LEGAL DESCRIPTION
FOR
PARCEL 30.6207
APN 132-67-055**

A portion of land located in the Northwest Quarter (NW ¼) of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base Meridian, Maricopa County, Arizona. More particularly described as follows:

Commencing at the intersection of Apache Boulevard and Smith Road, said point also being the Center of Section 24;

Thence, South 89°56'54" West, along the centerline of said Apache Boulevard and the East-West midsection line of said Section 24, a distance of 919.55 feet;

Thence, North 00°03'06" West, a distance of 50.00 feet to the Point of Beginning;

Thence, South 89°56'54" West, a distance of 58.06 feet;

Thence, North 00°09'29" East, a distance of 3.89 feet;

Thence, South 87°07'21" East, a distance of 58.12 feet;

Thence, South 00°03'06" East, a distance of 0.92 feet to the Point of Beginning.

This tract contains 140.0 Square Feet or 0.003 Acres, more or less.



Development Services
Planning

WHEN RECORDED RETURN TO: Diana Kaminski
31 E. 5th Street, Garden Level
Tempe, AZ 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____ (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL070363 to the City requesting that the City approve the following:

- _____ GENERAL PLAN AMENDMENT
- ☒ ZONING MAP AMENDMENT
- ☒ PAD OVERLAY
- _____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
- _____ USE PERMIT
- _____ VARIANCE
- ☒ DEVELOPMENT PLAN REVIEW
- _____ SUBDIVISION PLAT/CONDOMINIUM PLAT
- _____ OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

See attached legal description

Parcel Nos. 132-67-053C; 132-67-055A; 132-67-061A
1900 W. University Drive, Tempe, AZ 85281

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2007.

(Signature of Owner)

(Printed Name)

(Signature of Owner)

(Printed Name)

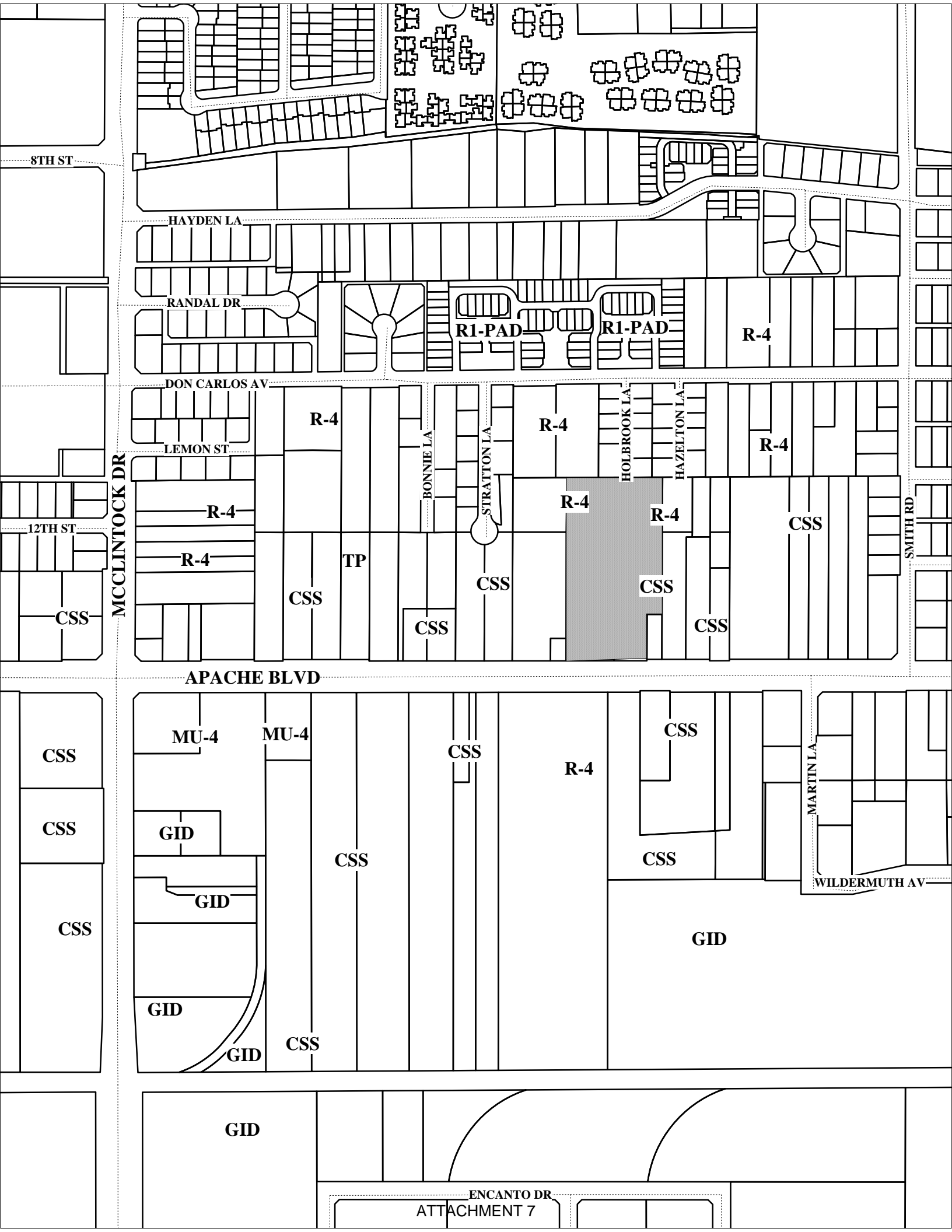
State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2007, by

_____.

(Signature of Notary)

(Notary Stamp)



8TH ST

HAYDEN LA

RANDAL DR

DON CARLOS AV

LEMON ST

12TH ST

MCCLINTOCK DR

BONNIE LA

STRATON LA

HOLBROOK LA

HAZELTON LA

SMITH RD

APACHE BLVD

MARTIN LA

WILDERMUTH AV



CAMPUS SUITES ON THE RAIL (PL070312)

**APPLICANT'S LETTER OF EXPLANATION
REZONING AND PAD
CAMPUS SUITES ON THE RAIL
1890, 1900, 1912 E. APACHE BOULEVARD**

This application requests rezoning from CSS to MU-4 PAD of an approximate 7.4-acre parcel located at 1890, 900, and 1912 E. Apache Boulevard. The site is currently developed with several adjacent mobile home and travel trailer parks; this proposal is to replace the mobile home and travel trailers with a mixed use development of ground and 2nd floor retail, student housing, office/clubhouse space, and a parking structure.

General Plan Land Use and Density

The subject site is designated by the Tempe General Plan 2030 for mixed use with residential density of 25 or more dwelling units per acre. The proposed development is a mixed use at a density of 40.44 dwelling units per acre, and the proposed zoning category of MU-4 PAD is the zoning category that best matches the General Plan Projected Land Use and Projected Density Maps. Accordingly, the proposal is consistent with the General Plan Land Use Element.

Accessibility

The project will be made accessible through compliance with all relevant codes. The clubhouse, pool, spa, and mail boxes will be fully accessible, as will 2% of the rooms. All other rooms will be adaptable. All buildings will be equipped with elevators and all floors of all buildings will therefore be accessible.

Redevelopment

The site is located in the Apache Boulevard Redevelopment Area and the project was presented to A. P. A. C. on September 10, 2007, which voted to approve. Redevelopment is encouraged, as is private investment, within a Redevelopment Area. With this project existing older nonconforming development will be replaced with a mixed use featuring student housing, a use that is needed and appropriate for the area. The Apache Boulevard Redevelopment Area also is related to the Growth Area Element as discussed below.

Growth Areas

Growth Areas, including Apache Boulevard, are designated in the General Plan 2030 for special development focus. Growth areas are planned for multi-modal transportation and infrastructure expansion and improvements, designed for a planned concentration of development, designed to promote and integrate a variety or mix of land uses, and are formally identified by redevelopment, overlay,

or other district designation. The subject site is also within the Transportation Overlay District as described below.

Transportation Overlay

The site is located within the Transportation Overlay District and the site is in the proximity of a light rail Station. As a mixed use there are both development standards and land use restrictions that apply to this development, and the submitted site plan responds to the requirements of a multi-modal corridor. For example, the parking structure is set back from the street frontage to attain the maximum possible interaction between the retail storefronts and the wide sidewalk along Apache Boulevard. The sidewalk is also shaded with a transit theme metal canopy and trees to enhance the shopping or walking experience while significant architectural detail on the storefronts will capture the interest of pedestrians. The proposal meets the pedestrian requirements of the TOD for land use, setback, landscaping, and architecture.

Site Plan

A Conceptual Site Plan has been submitted with this application. The site plan depicts 3 buildings containing 299 dwelling units on 7.334 acres together with approximately 5,000 square feet of retail space, 13,000 square feet of office and clubhouse space, and 964 surface and structured parking spaces. Two levels of retail are oriented to Apache Boulevard, the site's only street frontage, while the residential buildings and parking structure are located away from the street. In between these are the clubhouse with its associated swimming pool and amenities. There is also surface parking to support the retail, again set back from the street frontage to minimize vehicle-pedestrian conflicts and augment the convenience of the pedestrians, as befits a location in the multi-modal corridor with convenient access to light rail.

Vehicle and Pedestrian Circulation

The site plan proposes two access points to Apache Boulevard, both of which provide 2-way vehicle circulation. The westerly access leads more directly to the parking structure that provides the parking for residents, while the easterly access offers more direct access to surface parking for retail shops and guests of residents. At ground level the circulation system accommodates fire trucks, solid waste trucks, and delivery trucks.

Pedestrian and bicycle access is provided through gates that lead to the elevators with secure bicycle parking on every floor.

PAD

The purpose of a Planned Area Development Overlay is to promote and encourage flexibility in design. When a PAD is combined with residential or commercial underlying zoning it allows development standards to be modified. However, when the underlying zoning is mixed-use, a PAD overlay must be included whether or development standards are being amended.

In this case the MU-4 district does not establish maximum building height, lot coverage, or density standards. The buildings proposed here are 5 stories and the parking structure is 4 and ½ levels. The project maximum height will be 70 feet. The density and height are clearly warranted by virtue of the location on the light rail, by the need for the proposed housing, by the benefit of replacing older, nonconforming uses, and by superior project design. As previously noted, the proposal meets all of the requirements of the TOD Overlay and the MU-4 zoning district.

The justification for the PAD is that this location is designated for high density mixed-use development by the General Plan 2030, which inherently requires an accompanying PAD Overlay. In addition, this proposal is consistent with all requirements of the MU4 district, the Apache Boulevard Redevelopment Area, and the TOD and thus furthers the goals of the General Plan and Zoning and Development Code.

Letter of Explanation

Campus Suites on the Rail

Development Plan Review

- 1) The site plan is intended to meet the Transit Overlay District (TOD).
It will create mixed uses of retail, and student rental housing adjacent to the Light rail.
- a) The buildings are oriented on the site with their shortest dimensions running East-West; the Parking Structure shading two of the three buildings on the west side. The balconies and windows feature shade covers, and the retail along Apache has a continuous metal canopy for pedestrian shade.
- b) Materials shall be stucco, stone, metal, concrete and concrete block for compatibility and durability.
- c) The Buildings have been broken into smaller scale elements using color, forms and materials to blend with surroundings.
- d) Large building masses have been divided into smaller, pedestrian/retail friendly elements at the street/sidewalk level.
- e) Buildings have a clear base, of heavy and darker colored elements, with roof elements consisting of lighter colored, sculptural shape, and metal shade elements.
- f) All buildings have detail and windows at the ground levels, for access to outdoor spaces and visibility. The project will also feature surveillance cameras in public spaces.
- g) Special treatment using color, shape and material changes at doors and windows will contribute to attractive public architecture.
- h) All on-site utilities will be placed underground.
- i) Clearly defined outdoor, well lighted walkways will connect all buildings, and exterior sidewalks to site parking and amenities.
- j) Accessibility will be provided in conformance with the American Disabilities Act (ADA)
- k) The project design anticipates convenient access to the Light rail, pedestrian traffic, bike traffic, and gate controlled automobile traffic.

l) Vehicular circulation is concentrated to the parking garage, to minimize site vehicular traffic, and allow for easier pedestrian, retail and visitor parking.

n) Plans anticipate crime prevention principals through natural surveillance, access control, video camera surveillance, and on-site management and maintenance staff.

o) Landscape elements will accent pedestrian circulation, and buffer driveways and parking areas.

2. Signs along the retail street frontage (Apache Boulevard)) will be confined to the horizontal metal band below the shade canopy, and all signage will conform to ordinances.

a) Sign copy shall have contrast from the band background color.

b) Sign area and copy shall be proportional to the size of the band, and the retail space which it represents.

c) Signs materials will be complementary to the project's materials.

Final Neighborhood Participation Progress Report October 25, 2007

PROJECT NAME **Campus Suites on the Rail**

LOCATION 1890, 1900, and 1912 E. Apache Boulevard

DESCRIPTION OF COMMUNITY INVOLVEMENT

The applicant sent notice of the neighborhood meeting by first class mail to all real property owners of record within 300 feet of the site. In addition, neighborhood associations as identified by the City and tenants within the site boundaries were all sent notice. A copy of the letter and the mailing list have been submitted with the application for rezoning.

The neighborhood meeting was held at Escalante Center on September 20, 2007, at 6:00 p.m. and was attended by approximately 30 people. (The sign-in sheet has been included with the application.) The attendees were primarily tenants of the mobile home parks and apartments whose use will be changing, and their questions were related entirely to relocation.

In addition, the applicant received approximately 10 telephone calls between the time of mailing the invitation to the neighborhood meeting, and the meeting itself. All of these calls were about relocation.

Since each tenant has a different situation the applicant indicated that there would be separate meetings to discuss their options. Several of the tenants are eligible for relocation under the Mobile Home Residential Landlord and Tenant Act, and many others are not.

The proposal was presented to APAC and September 10 and TABA on September 19 and both groups were unanimous in support of Campus Suites on the Rail.

On October 10, 2007 the applicant attended a meeting of the Tempe Community Council to which residents of the affected addresses were invited, along with several representatives (both staff and elected officials) of the City of Tempe, and representatives of several community agencies. As with the September 20 neighborhood meeting, the rezoning was not of interest. Residents were concerned that there be sufficient time for them to move, and sufficient money for them to move. As a result of the meeting both additional time and money were offered by the applicant.

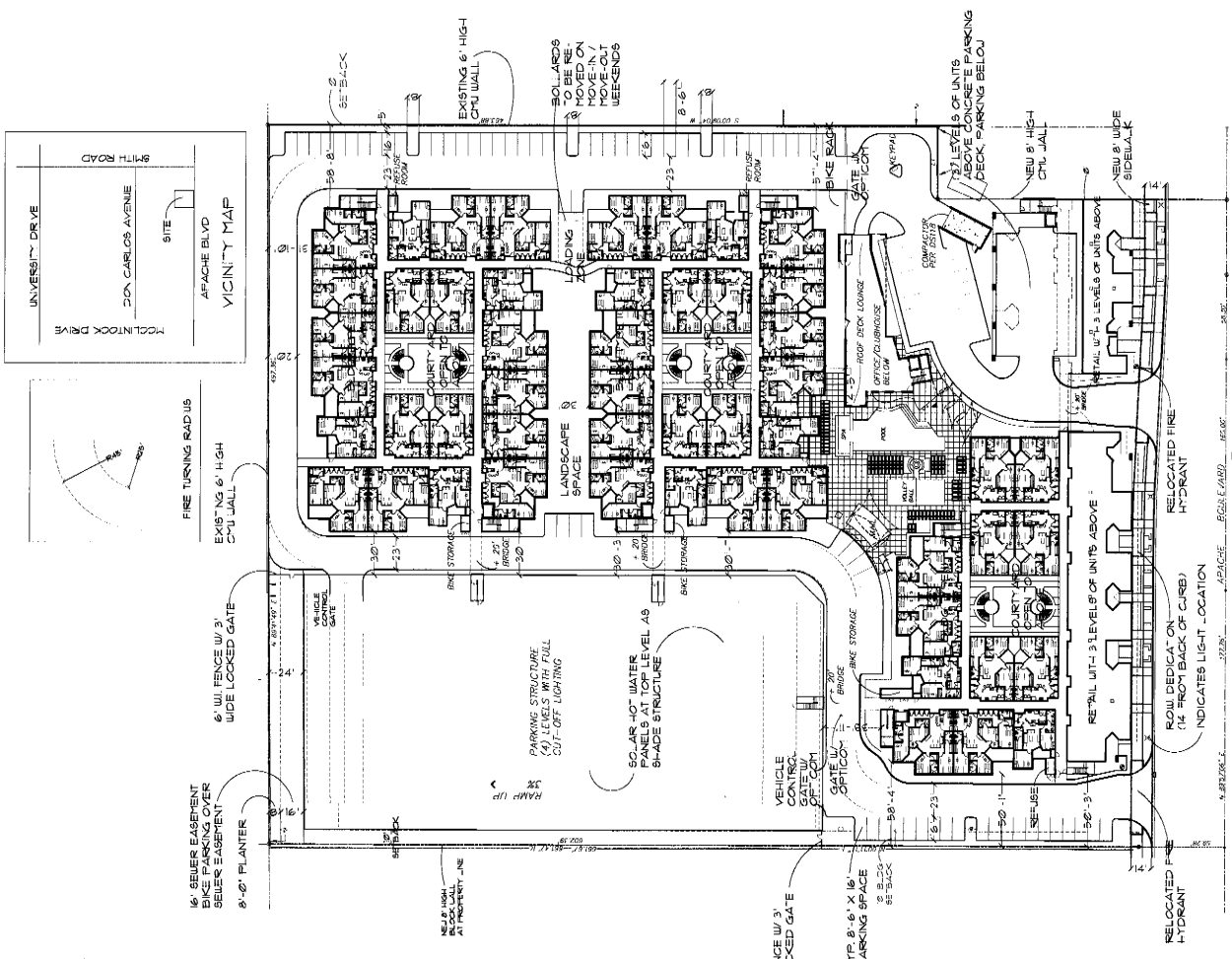
As of this date, many, though not all, of the residents have moved, and there is regular interaction on an individual basis between the property owner and the remaining residents. The property owner intends to provide another rent-free month, to November 31, 2007 for those residents who need more time, in addition to incentives previously offered.

The applicant intends to continue working with the residents until they have all been able to relocate.

Overall Site Project Data									
PARCEL SIZE: 1338 GROSS ACRES, 6824 NET ACRES.		ZONING: EX 5TING C55 + R-4 PROPOSED MU-4 PAD WITH TOD STANDARDS							
BLDG HEIGHT ALLOWED: NA BLDG HEIGHT PROVIDED: 10' TO PARAPET		GENERAL PLAN LAND USE: MIXED USE DENSITY ALLOWED: 76' DENSITY PROVIDED: 40.14 DU / Gross Acre OPEN & AMENITY SPACE PROVIDED: 31870 SF LOT COVERAGE: 143,440 / 319,6328 = 44.87%							
LANDSCAPING ON SITE: 54,375 SF 14% LANDSCAPING ON ROW: 1070 SF 4.2%									
UNIT MIX	QUANTITY	%	OCC. TYPE	GROSS SF	* OF BEDROOMS	GROSS X QUANTY	SPRINK. BLDG SF	SPRINK.	
BI 2 BED 2BA	52	17.39%	R-2	1010	104	52520	13	13	
CI 3 BED 3 BA	28	42.8%	R-2	1300	384	166400	13	13	
D1 4 BED 4 BA	94	31.45%	R-2	1695	376	159330	13	13	
D2 4 BED 4 BA	25	8.36%	R-2	1610	100	40450	13	13	
TOTALS	299	100%			964	418100			
BUILDING TYPES									
QUANTITY LEVELS		OCC. TYPE		CONST. FOOTPRINT		GROSS		SPRINK. BLDG SF	
TYPE		TYPE		TYPE		TYPE		TYPE	
TYPE 1		BASEMENT R-2		V-A		32569		13	
TYPE 1		BASEMENT R-2		V-A		41901		13	
OFF / CLUB		BASEMENT B / A3 IV-H		4.42		18306		13	
RETAIL		A-3/B V-B		12,000 (in Type 1) 13		SEE TYPE 1		13	
RETAIL		A-3/B V-B		6-1		2022		13	
RETAIL GARAGE		1		8-2		4973		13	
GARAGE		4 1/2		5-2		65802		13	
TOTAL BLDGS =		5		TOTAL FOOTPRINT SF = 143,440		TOTAL PROJECT SF = 841,153			
PARKING									
PARKING REQUIRED		QUANTITY MULTIPLIER TOTAL		T.O.D. PARKING REQUIRED		QUANTITY MULTIPLIER TOTAL		TOTAL	
2 BD		52		2 BD		52		15	
3 BD		28		3 BD		28		225	
4 BD		19		4 BD		19		3	
GUEST		299		GUEST		299		2	
RETAIL		11,000 SF / 300 = 39		RETAIL		11,000 SF		20	
RESTAURANT		2300 / 15 = 31		RESTAURANT		2300		16	
BICYCLE SPACES:		351		BICYCLE SPACES:		351		351	
TOTAL PARKING REQ'D = 91 (351 BICYCLE)				TOTAL PARKING REQ'D = 819 (351 BICYCLE)					
PARKING PROVIDED									
PARKING PROVIDED		QUANTITY		BI-CYCLE COMMUTE AREA		BI-CYCLE COMMUTE AREA		TOTAL	
ACCESSIBLE GARAGE		20		RETAIL		18		52 x 75	
GARAGE		944		RETAIL COVERED		20		241 x 1	
ACCESSIBLE SURFACE		2%		SURFACE GUEST		60		299 x 2	
SUBTOTAL		964		RESTAURANT		16		OUTDOOR REST. 4200 / 1000 2	
BICYCLE STORAGE		60		SUBTOTAL		114		INDOOR REST. 2300 / 500 46	
TOTAL PARKING PROVIDED = 1078				BICYCLE RACKS		90		RETAIL 4 MIN 4 MIN	

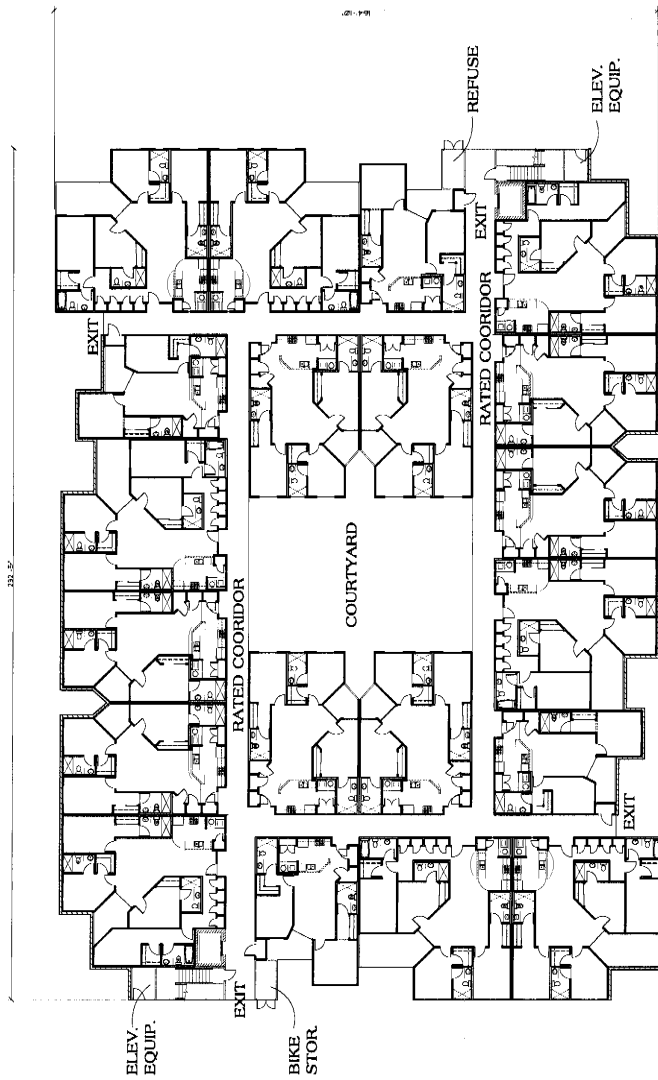
PARKING PROVIDED		QUANTITY	BI-CYCLE COMMUTE AREA	TOTAL
ACCESSIBLE GARAGE	20	RETAIL	18	52 x 75
GARAGE	944	RETAIL COVERED	20	241 x 1
ACCESSIBLE SURFACE	2%	SURFACE GUEST	60	299 x 2
SUBTOTAL	964	RESTAURANT	16	OUTDOOR REST. 4200 / 1000 2
BICYCLE STORAGE	60	SUBTOTAL	114	INDOOR REST. 2300 / 500 46
TOTAL PARKING PROVIDED = 1078		BICYCLE RACKS	90	RETAIL 4 MIN 4 MIN
		TOTAL		351

(2300 SF OF INDOOR RESTAURANT SPACE MAX.)
90 BIKE RACK / 60 STORAGE PROVIDED, 20% OF THE BIKES TO BE STORED IN UNITS.



Preliminary Site Plan Campus Suites on the Rail





Building Type I
GROUND FLOOR
1/16" = 1'-0"

NOTES TO
EXERCISEE
THIS CONTRACT
PAGE 10 OF 10
AS PART OF THE
APPROVAL OF
ESTIMATE

ARCHITECTS/PLANNERS, INC. • 1440 N. KIRLAND BLVD. • SUITE 155 • SCOTTSDALE, ARIZONA 85254 • (480) 998-7576

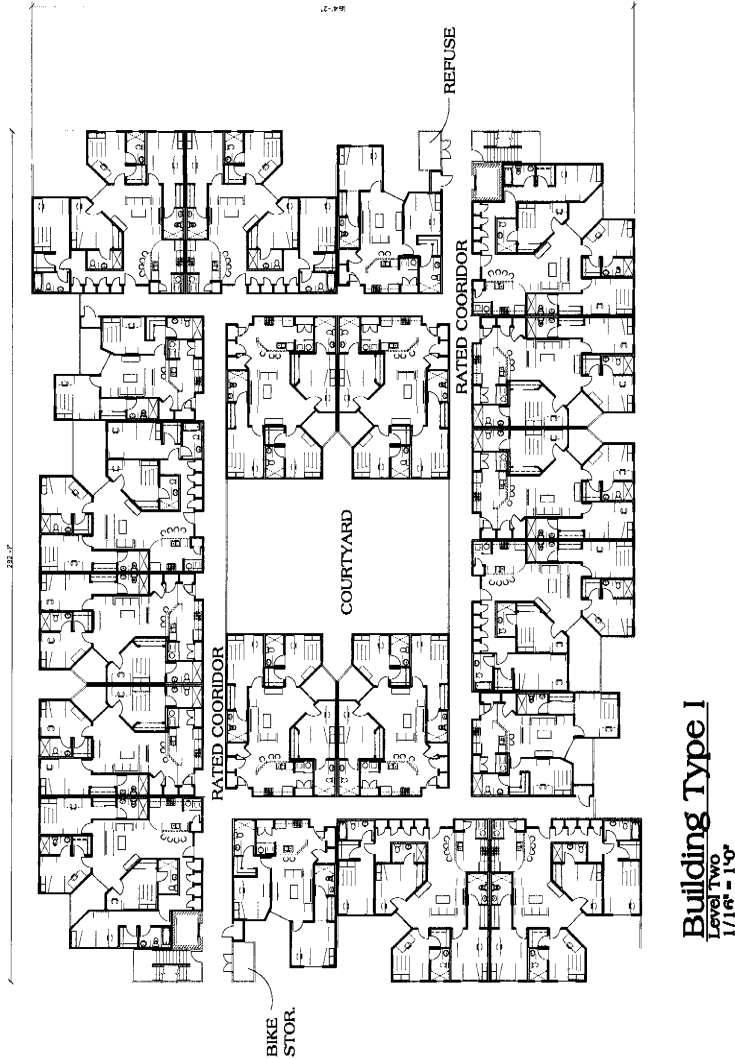
L. R. Niemiec Architects

Campus Suites on the Rail
Tempe, Arizona

Building Type I
Level Two
1/16" = 1'-0"



Scale
North Arrow
Date
Sheet



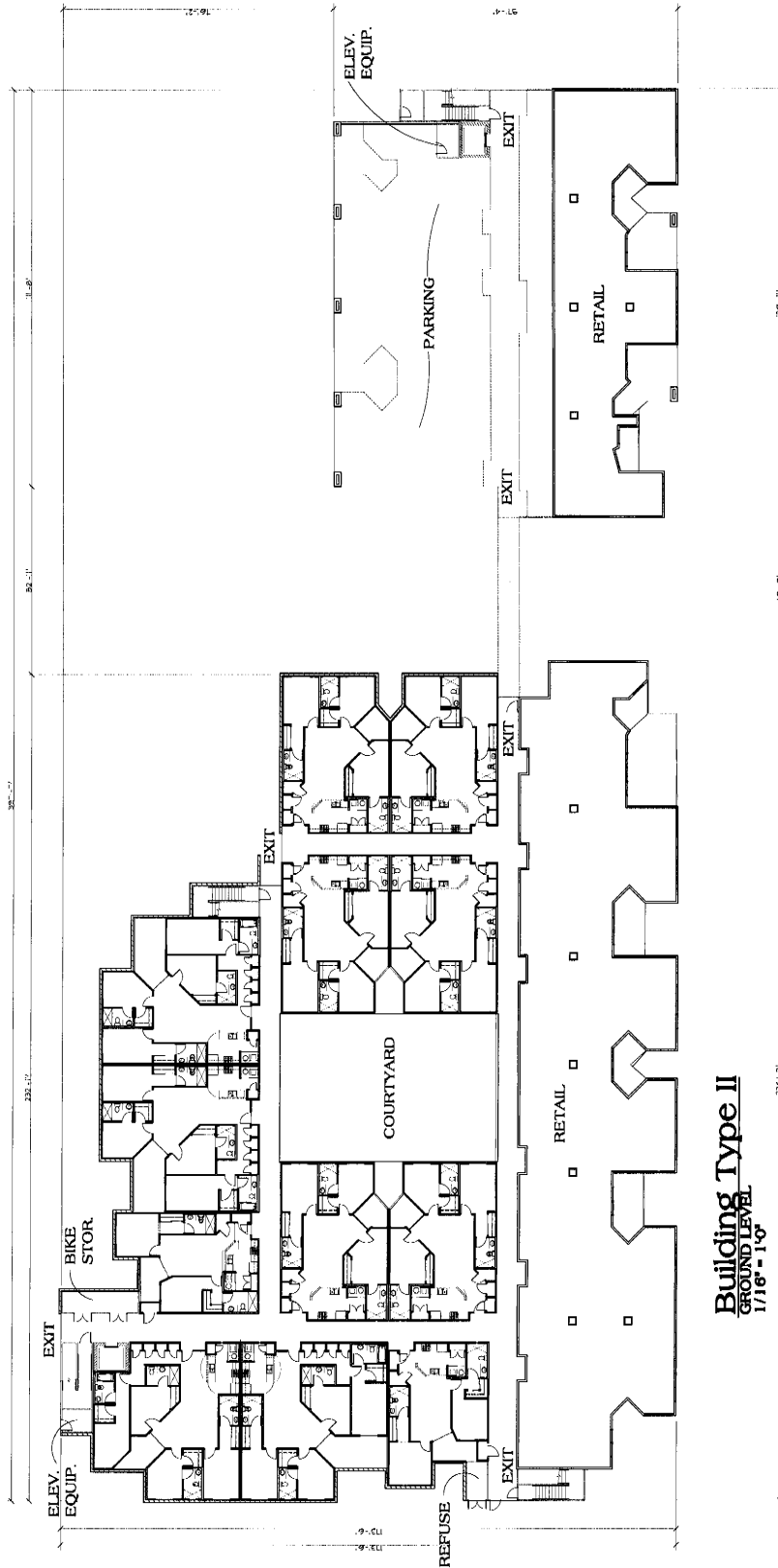
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L. R. Niemiec Architects

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Campus Suites on the Rail
 Tempe, Arizona

Building Type II
 Level One
 1/16" = 1'-0"



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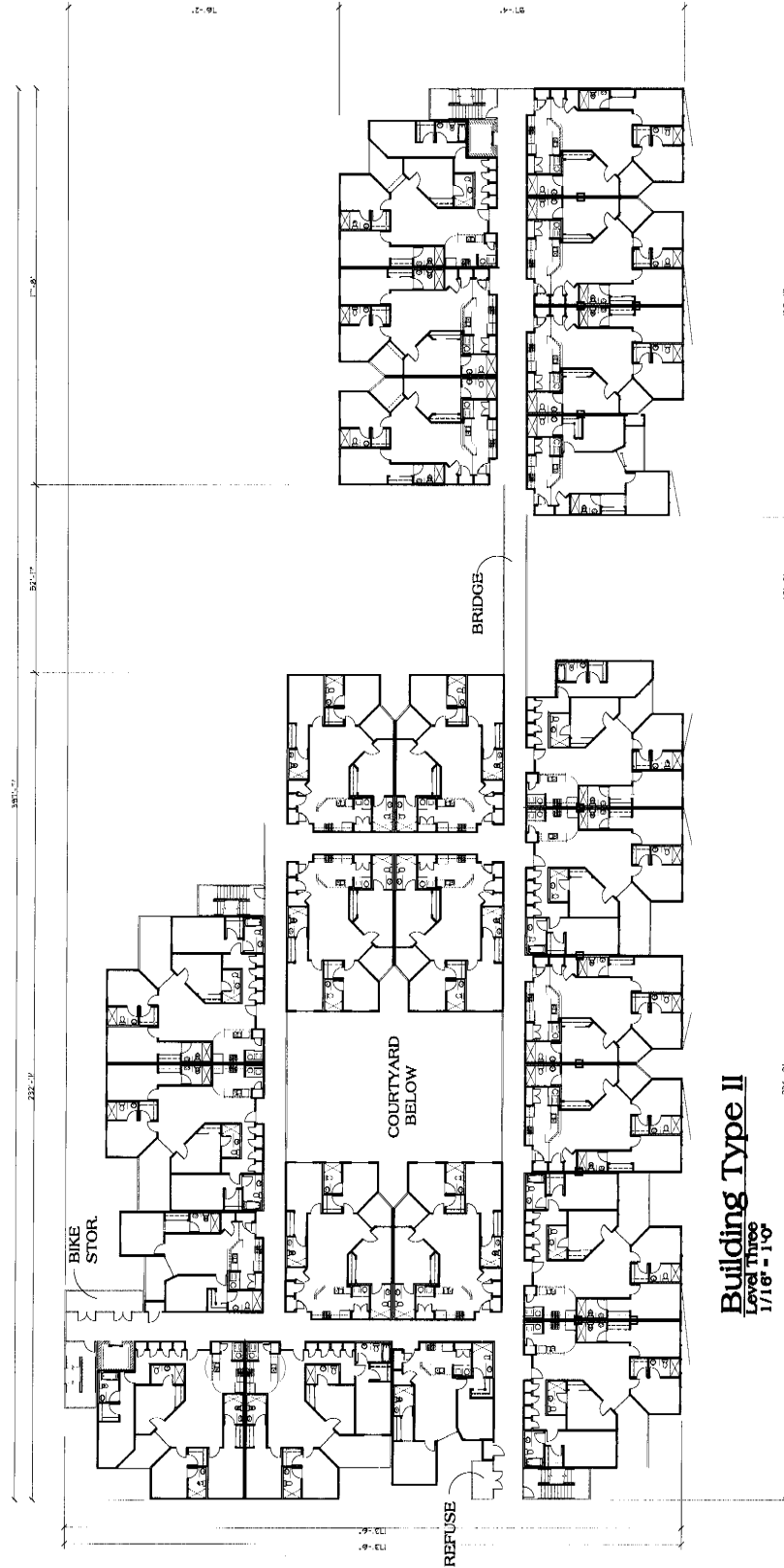
L. R. Niemiec Architects

Campus Suites on the Rail
Tempe, Arizona

Building Type II
Level Three
1/18" = 1'-0"



DATE: 10/1/08
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/18" = 1'-0"



Building Type II
Level Three
1/18" = 1'-0"

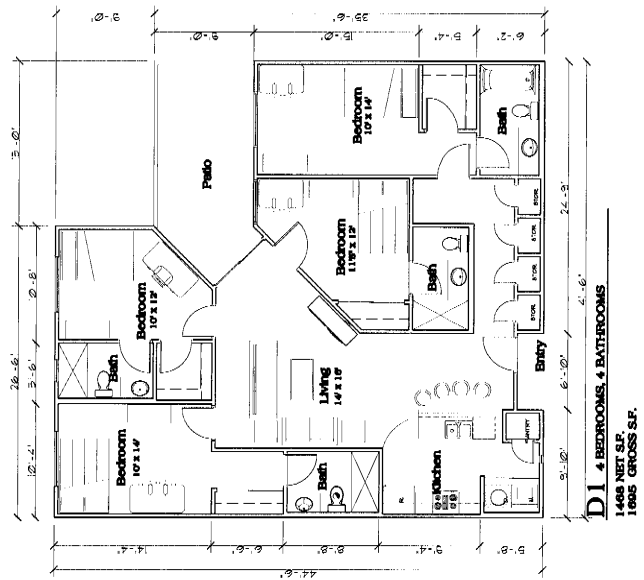
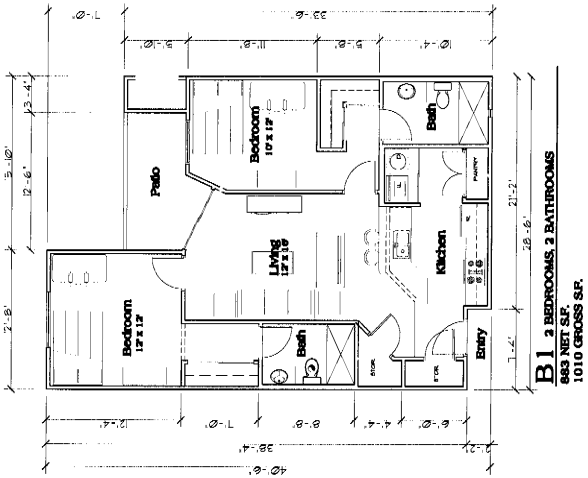
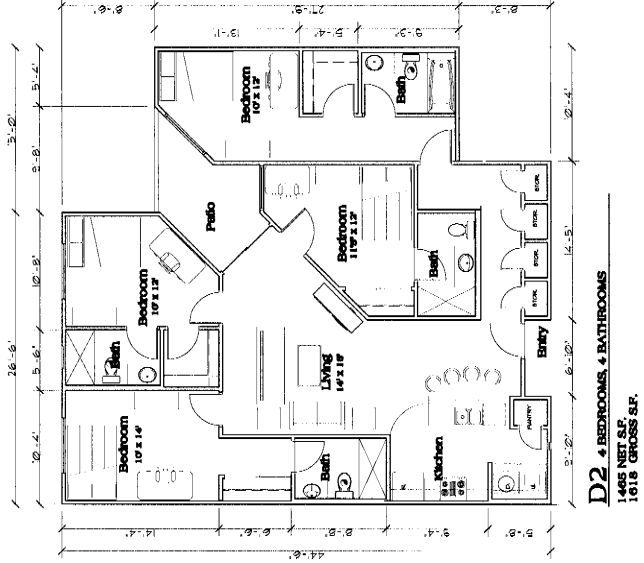
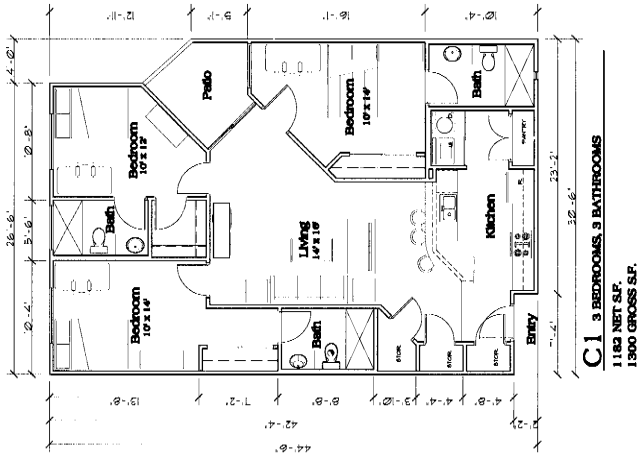
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

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Campus Suites on the Rail

Tempe, Arizona

Unit Plans
3/18 - 10'



NOTES TO BE OBSERVED BY THE CONTRACTOR:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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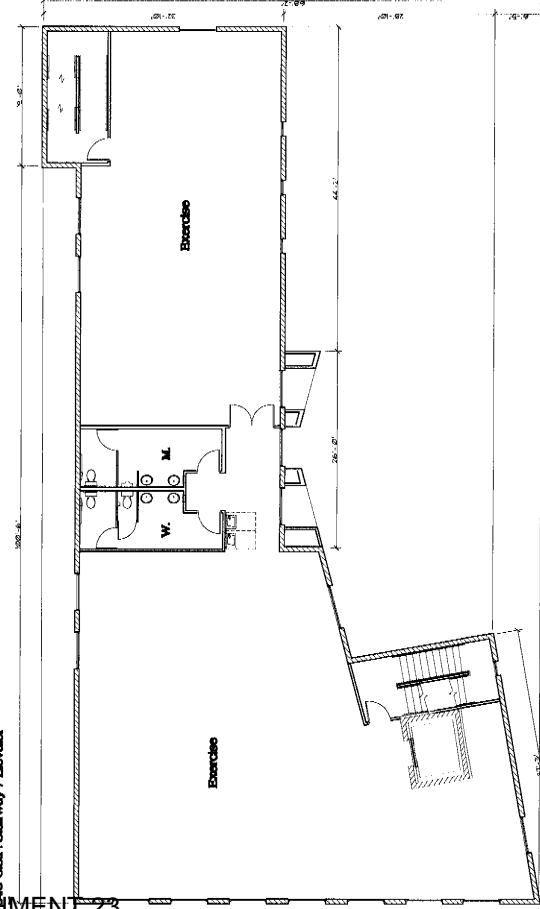
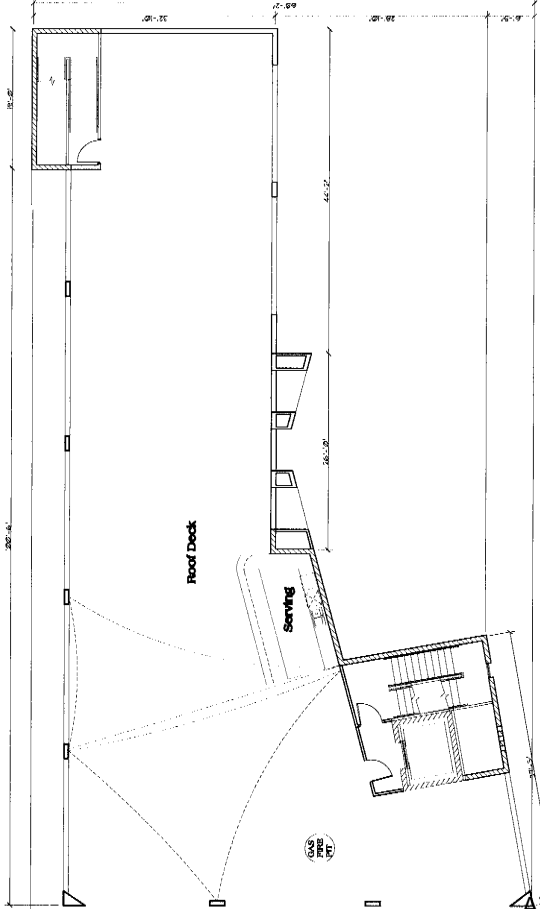
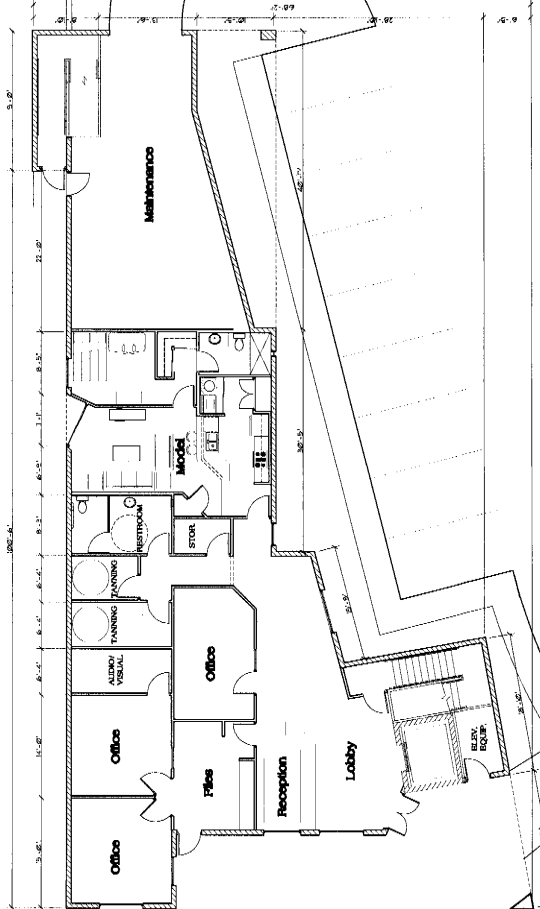
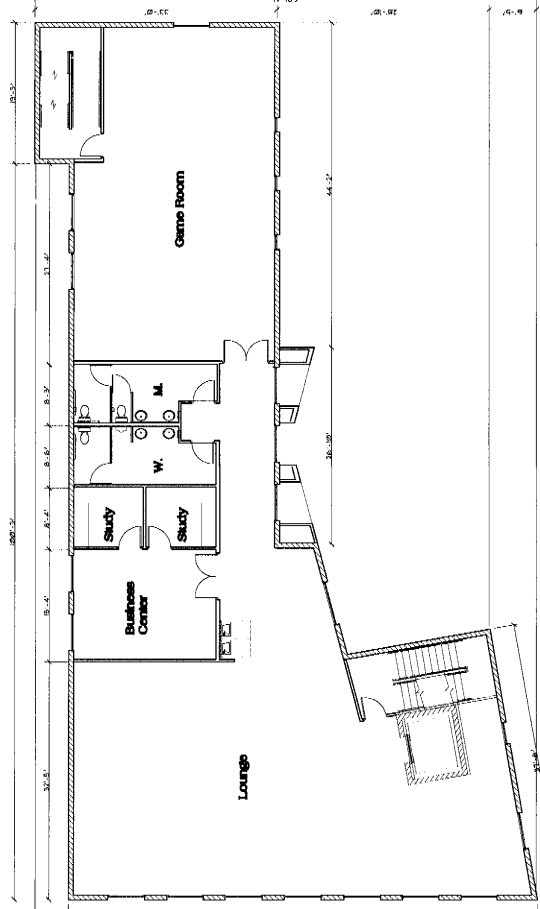
1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

L. R. Niemiec Architects

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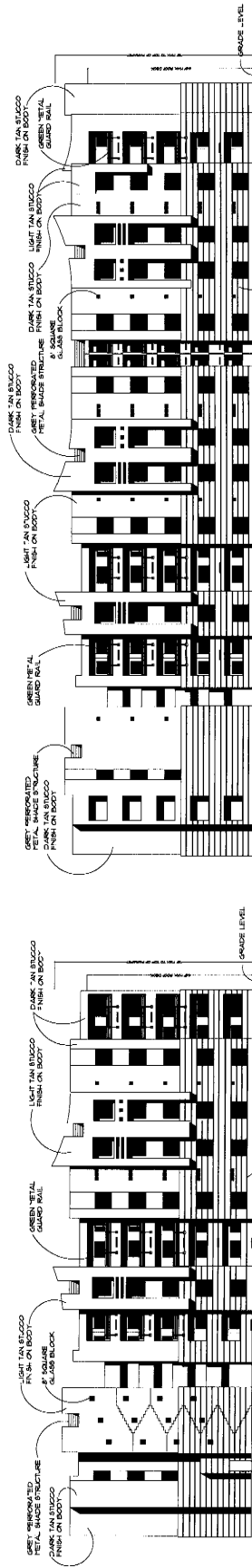
Campus Suites on the Rail

Clubhouse Plan

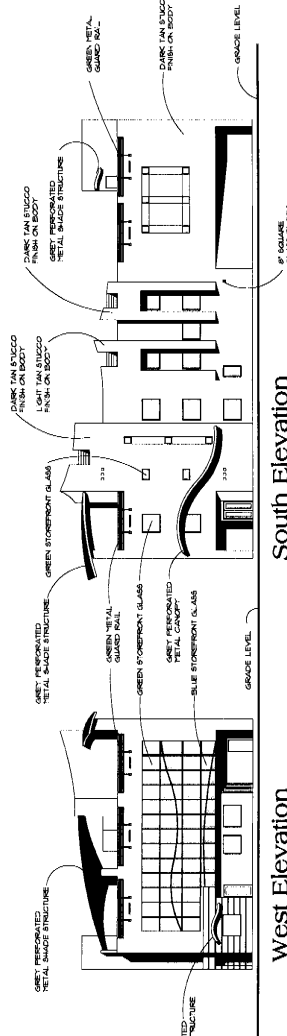




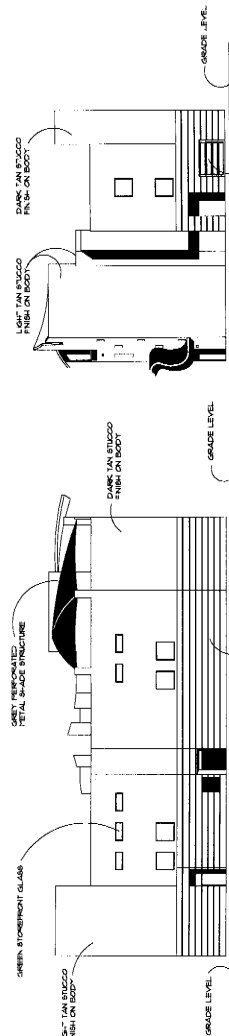
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North / South Elevation



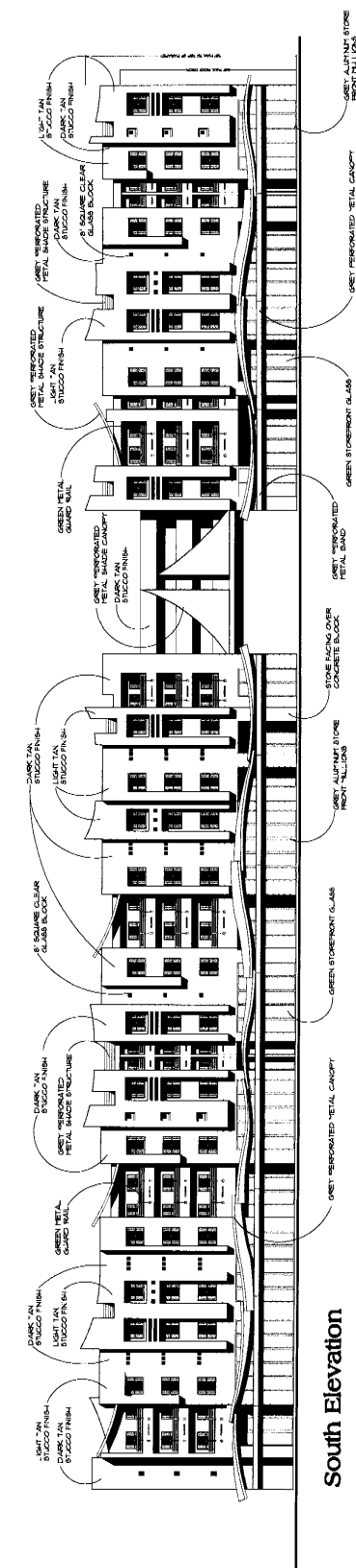
South Elevation



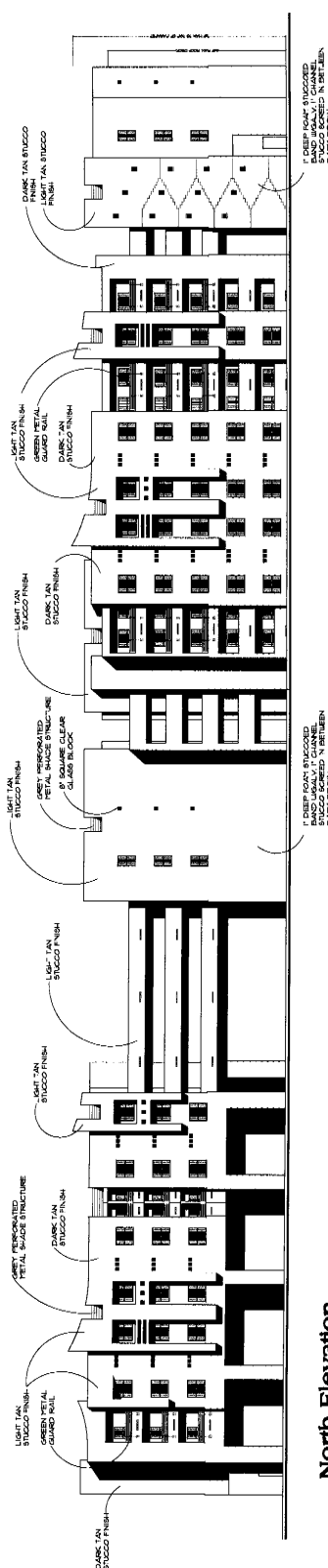
North Elevation

East Elevation

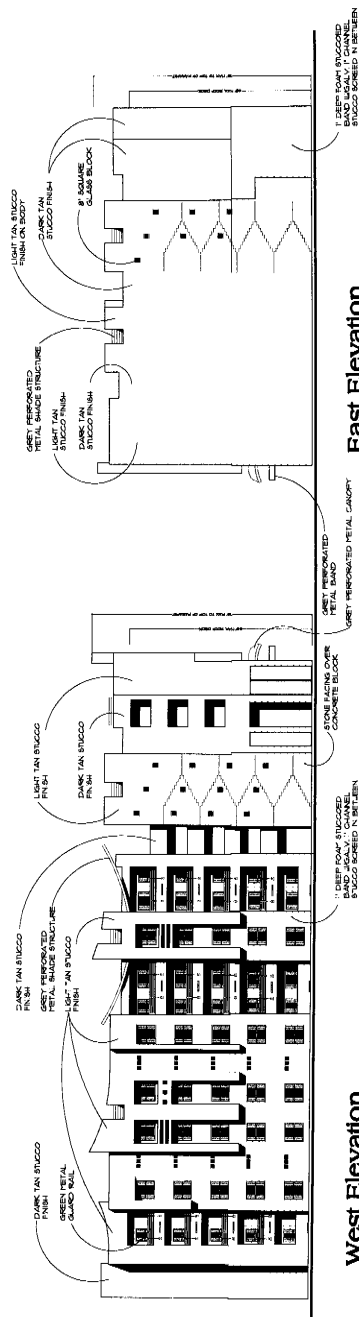
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Dark Tan DE 6067 LRV 39
Green DE 5717 LRV 41
Gray DE 6381 LRV 44
Brown DE 6131 LRV 23
Stone (Granite) Tile Facing



South Elevation



North Elevation



West Elevation

East Elevation

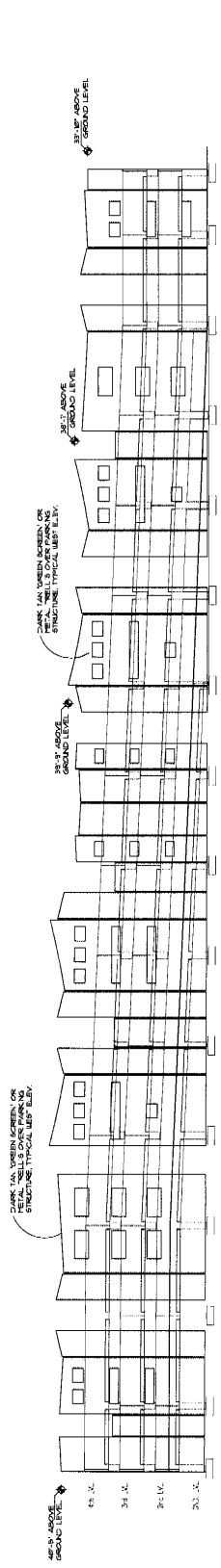
All Point colors are Dunn Edwards
 Light Tan DE 6063 LRV 68
 Dark Tan DE 6067 LRV 39
 Green DE 3717 LRV 41
 Gray DE 6381 LRV 44
 Brown DE 6131 LRV 23
 Stone Grafton Tile Facing

NOTES TO THE ARCHITECT:
 1. ALL ELEVATIONS SHALL BE DRAWN TO SCALE.
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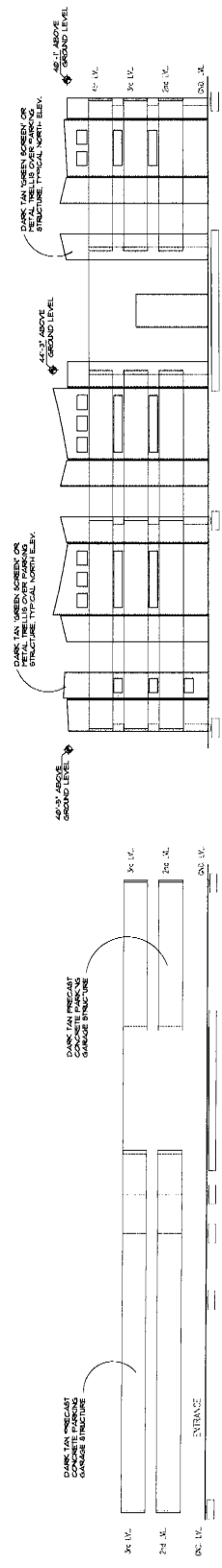
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 SCALE: 1/8" = 1'-0"

Campus Suites on the Rail
 Tempe, Arizona

Garage Elevations
 1/16" = 1'-0"

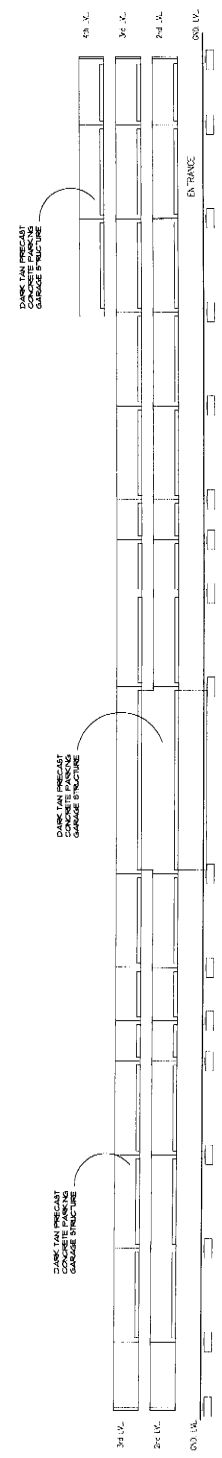


3 WEST ELEVATION
 LOOKING EAST



2 NORTH ELEVATION
 LOOKING SOUTH

4 SOUTH ELEVATION
 LOOKING NORTH

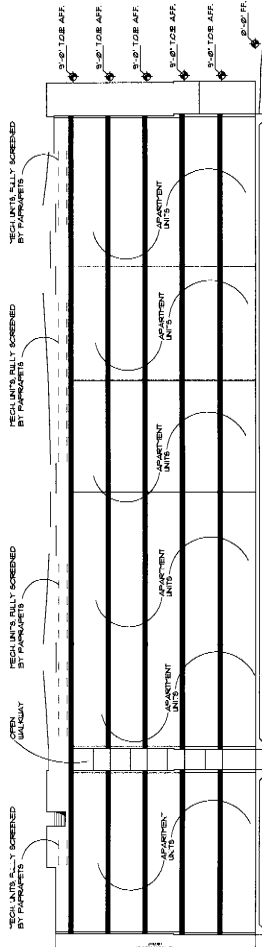


1 EAST ELEVATION
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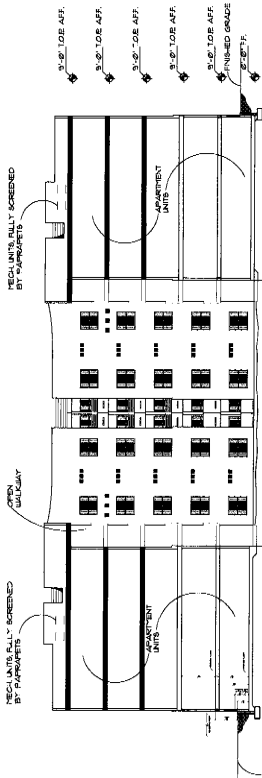


**NOTICE TO
EXTENDED PAY-
MENT PROVISION
THIS CONTRACT
ALLOWS THE OWNER TO
MAKE PAYMENT WITHIN
30 DAYS AFTER
CERTIFICATION AND
APPROVAL OF
BIDDING AND
ESTIMATES.**

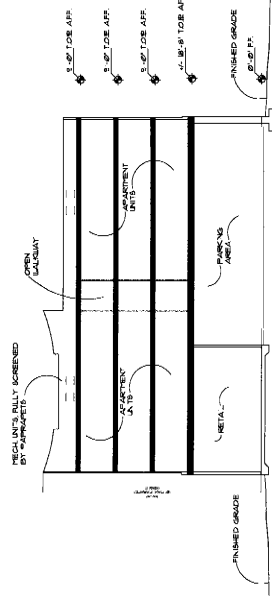
Copyright LR, Norwalk, Ct., 2007



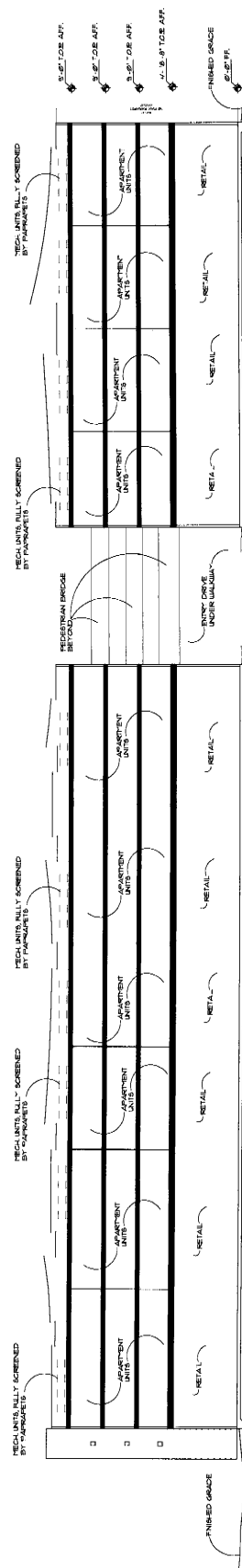
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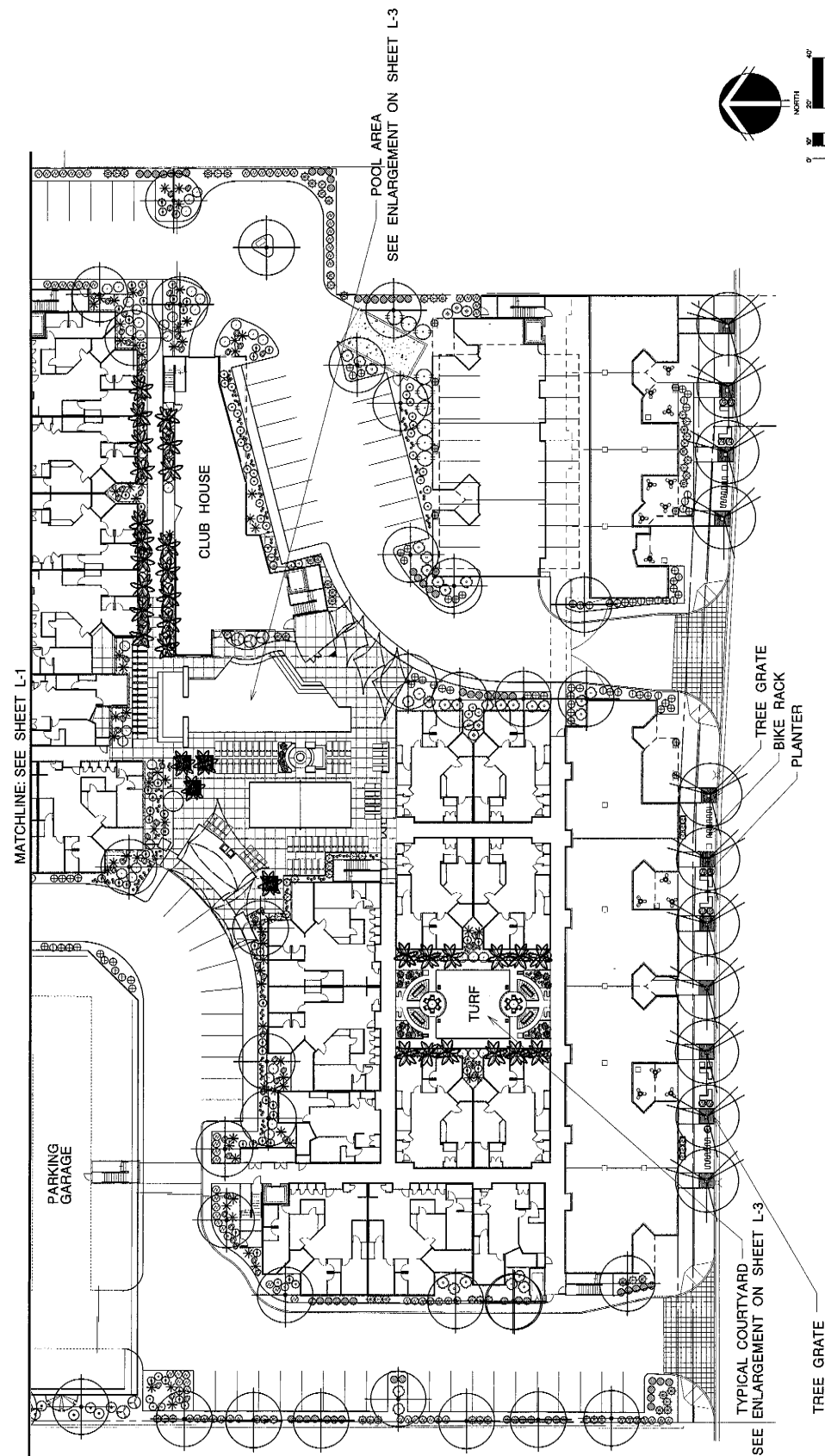
Building Type I Section

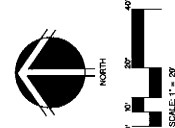


Building Type II Section



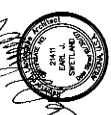
Building Type II Section

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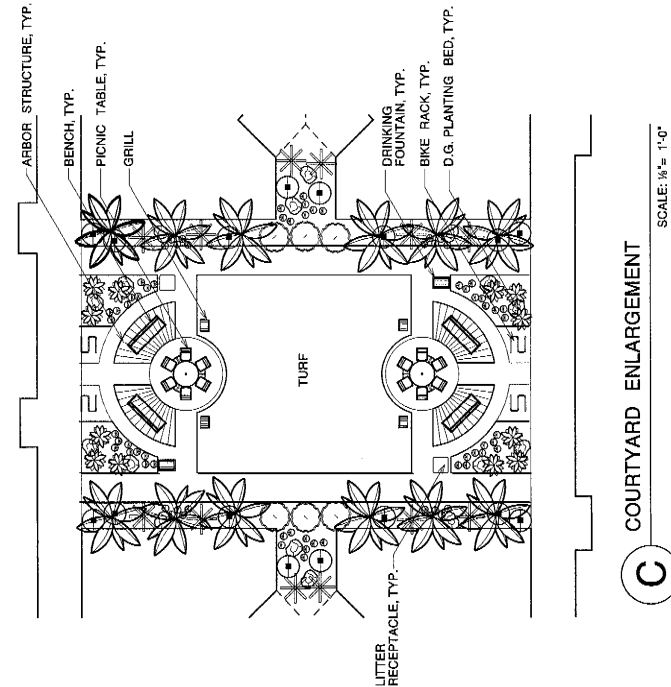
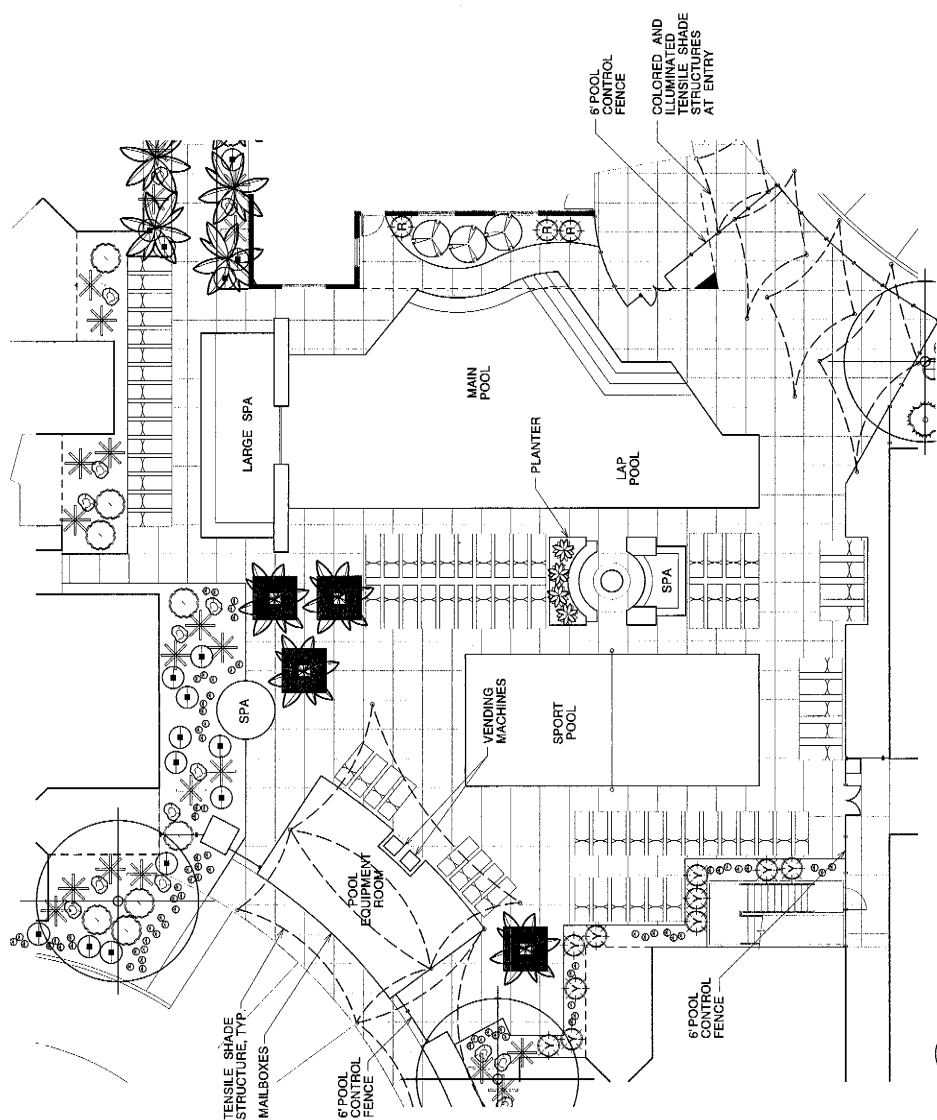
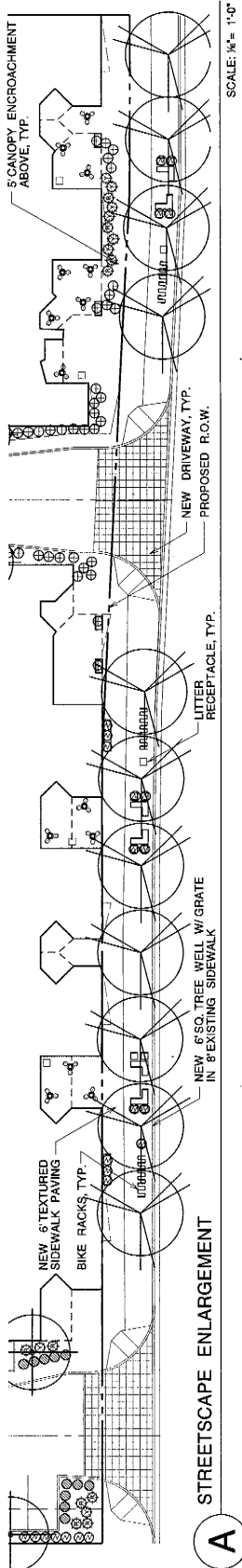
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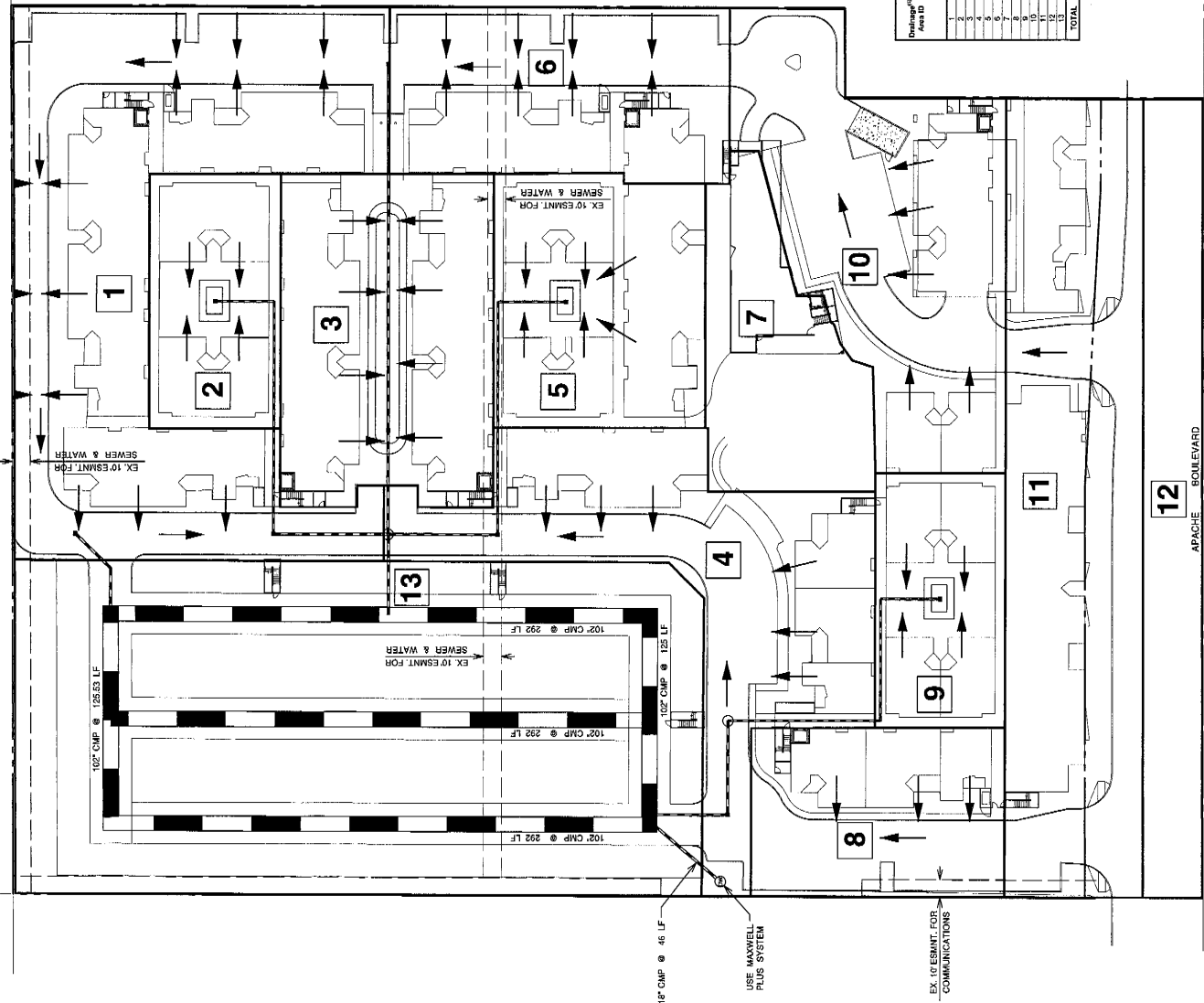
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PRELIMINARY PLAN ENLARGEMENTS



L-3 SHEET 3
OF
3
DATE: 10/23/07
PROJECT: 15385
C.V.L. INC.





Dataset ^(a)	Drugs ^(b)	Area ID	Baseline ^(c) Coeff ^(d)	Baseline ^(c) Error ^(d)	Volume ^(e) (cc)	THEORETICAL VALUES PROVIDED FOR THE									
						Baseline ^(e) BP	Diameter (mm)	Area (square mm)	Area (square feet)	Area (square inch)	Area (square cent)	Volume (cubic feet)	Volume (cubic inch)	Volume (cubic cent)	
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3	3	0.5	0.05	2.40	130.2	102	56	56.75	100	13.561	0.38				
4	3	0.5	0.05	2.40	130.2	102	56	56.75	100	13.561	0.38				
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CAMPUS SUITES ON THE RAIL
PREFINANCE/Retention Basis Volume Calculation

CAMPUS SUITES ON THE RAIL
PRELIMINARY REDUCTION RATIO VOLUME CALCULATION

PRELIMINARY RELEASE DATA YOUNG CARBON

UNDERGROUND

Retention ⁽⁴⁾	Underground Pipe Vents

Base	Diameter	Area	Area
in	d	A	A

11	d (inches)	A (square feet) (square inches)
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9	UR-1	102	56	56
10	UR-2	102	55	56

UR-2	102	33	36
UR-3	102	55	56
UR-4	82	42	42

2	UR-4	102	55	56
3	UR-5	102	56	56

[illegible][illegible]

3	2
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[illegible][illegible][illegible]

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Figure 1. The effect of the number of trials on the mean number of correct responses. The number of correct responses increased with the number of trials. The error bars represent the standard error of the mean.

12
APACHE BOULEVARD

TEMPE APACHE BOULEVARD ASSOCIATION

1836 East Apache Boulevard
Tempe, Arizona 85281

October 3, 2007

Planning & Zoning
Tempe City Hall
31 E. 5th Street
Tempe, AZ 85281

Attn: Diane Kaminski

At the meeting September 19, 2007, the Tempe Apache Boulevard Association (TABA) was given a very informative power point presentation by Michael B. Zipprich and Gordon R. Phillips on the proposed Campus Edge Project. After a question and answer session a motion was made and seconded to support the project. The resulting vote was unanimous approval except for the abstention of Bob Stafford and Marvin Deherra, owners of the concerned properties.

Sincerely,



Robert E. Stafford, President

RECEIVED
07 OCT 10 AM 8:52
TEMPE-DEVELOPMENT
SERVICES DEPARTMENT